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MEETING OF THE COMMITTEE ON ZONING LANDMARK & BUILDING STANDARDS

THURSDAY, DECEMBER 6, 2018 AT 10:00 AM
COUNCIL CHAMBERS, City Hall

Please Note:

Items on this Agenda are subject to change. If you have any questions regarding this Agenda, please contact the Committee on Zoning, Landmarks & Building Standards at 312-744-6845

- I. Roll Call
- II. Deferred Items
- III. New Business
- IV. Adjournment

Items on this Amended Agenda
Appear in Numerical Order
According to Ward

NO.A-8430 (3rd WARD) ORDINANCE REFERRED (10-31-18)
DOCUMENT NO. O2018-8380

Common Address 3940-3942 S Indiana Avenue

Applicant Alderman Pat Dowell

Change Request RM5 Residential Multi Unit District to POS-2 Parks and Open Space District

NO.A-8434 (27th WARD) ORDINANCE REFERRED (10-31-18)
DOCUMENT NO. O2018-8394

Common Address 2001 W Loke St

Applicant Alderman Walter Burnett

Change Request C1-2 Neighborhood Commercial District to a T Transportation District

NO.A-8435 (33rd WARD) ORDINANCE REFERRED (10-31-18)
DOCUMENT NO. O2018-8409

Common Address 3215-3219 W Lawrence Ave; 4743 N Sawyer Ave

Applicant Alderman Deborah Mell

Change Request B3-5 Community Shopping District to B1-1 Neighborhood Shopping District

NO.A-8436 (33rd WARD) ORDINANCE REFERRED (10-31-18)
DOCUMENT NO. O2018-8406

Common Address 3607-3611 N Mozart St

Applicant Alderman Deborah Mell

Change Request RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RS3 Single Unit (Detached House) District

NO.A-8437 (34th WARD) ORDINANCE REFERRED (10-31-18)
DOCUMENT NO. O2018-8411

Common Address 10857 S Holsted St

Applicant Alderman Carrie Austin

Change Request B3-1 Community Shopping District to RS3 Single Unit (Detached House) District

NO. 19830-T1 (1st WARD) ORDINANCE REFERRED (10-31-18)
DOCUMENT #O2018-8017

Common Address: 1749 W Chicago Ave

Applicant: SU Chaplin, Chicago LLC

Owner: SU Chaplin, Chicago LLC

Attorney: Bernord Citron

Change Request: B1-2 Neighborhood Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: A 52,000 foot mixed-use building with five residential units on the upper floors and a sixth residential unit on the ground floor as well as a 1,337 square foot commercial/retail space on the ground floor. The proposed development will have three parking spaces. Applicant will seek variations to permit the proposed 52,000 foot building height and for the reduction of one parking space.

NO. 19834-T1 (1st WARD) ORDINANCE REFERRED (10-31-18)
DOCUMENT #02018-8021

Common Address: 2229 W Huron St

Applicant: Kelly N Huddle

Owner: Kelly N Huddle

Attorney: Stephen Patterson

Change Request: RS3 Single Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: 3-story residential building with two (2) dwelling units, two (2) garage parking spaces, no commercial square footage and a zoning of height of 32' 6".

NO. 19843-T1 (1st WARD) ORDINANCE REFERRED (10-31-18)
DOCUMENT #02018-8044

Common Address: 1907 W Ohio Street

Applicant: 1907 Ohio LLC

Owner: 1907 Ohio LLC

Attorney: Ximeno Castro

Change Request: RS3 Single Unit (Detached House) District to RM4.5 Residential Multi-Unit District

Purpose: This subject property contains 2,280 sq.ft. and is improved with a single family home. The Applicant proposes to rezone the property to demolish the existing building and construct a three-story residential building with two residential dwelling units and detached two car garage. The proposed height of the building will be 42 feet 2 inches.

NO. 19847 (1st WARD) ORDINANCE REFERRED (10-31-18)
DOCUMENT #02018-8049

Common Address: 2038 W Superior St

Applicant: 2038 W North Ave

Owner: 2038 W North Ave

Attorney: Law Offices of Samuel VP Banks

Change Request: RS3 Single Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The Applicant is seeking a zoning change to permit a second floor addition to the existing two-story, Single-family home. The proposed addition to the rear of the home will simply continue and maintain the height at the front of the existing building, which is 28-30 feet. One (1) surface parking space will be provided at the rear of the subject property.

NO. 19853 (1st WARD) ORDINANCE REFERRED (10-31-18)
DOCUMENT #02018-8056

Common Address: 1516 W Ohio St

Applicant: 1516 OHIO LLC

Owner: 1516 OHIO LLC

Attorney: Law Office of Mark J Kupiec

Change Request: B3-1 Community Shopping District to RM4.5 Residential Multi-Unit District

Purpose: To demolish the existing building and build a new 4 story, 3 dwelling unit residential building; 3 parking spaces; no commercial space; height 44'-H"

NO. 19856 (1st WARD) ORDINANCE REFERRED (10-31-18)
DOCUMENT #02018-8073

Common Address: 2449 W Haddon Ave

Applicant: 2449 W Haddon LLC

Owner: Sandra Kay Hampton

Attorney: Low Office of Mark J Kupiec

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM4.5 Residential Multi-Unit District

Purpose: To demolish the existing building and build a new 3 story, 3 dwelling unit residential building; 3 parking spaces; no commercial space; height 38'

NO. 19859-T1 (1st WARD) ORDINANCE REFERRED (10-31-18)

DOCUMENT #02018-8079

Common Address: 1962-66 N Milwaukee Ave

Applicant: 1966 N Milwaukee LLC

Owner: 1966 N Milwaukee LLC

Attorney: Law Offices of Samuel VP Banks

Change Request: B3-2 Community Shopping District and B3-5 Community Shopping District to B3-5 Community Shopping District

Purpose: The Applicant is seeking to amend the previously approved Type 1 Zoning Map Reclassification Application, in order to expand the site area, to include the parcel - immediately to the south, which will similarly allow for the lateral expansion of the proposed new building, pursuant to a modified set of architectural plans. The new proposal calls for the construction of a new five-story (with basement) building, which will contain retail/ commercial space - at grade level, and a total of twenty-eight (28) dwelling units - above. The subject property is located within 1,320 linear feet of the Milwaukee CTA (Train) Station, and - therefore, the Applicant intends to effectuate this proposal pursuant to the Transit Oriented Development (TOD) Ordinance. As such, there will be off-street (onsite) parking - for six (6) vehicles, located at and within the rear of the site. The new proposed building will be masonry in construction and will measure 59 feet-2 inches in height.

NO. 19860 (1st WARD) ORDINANCE REFERRED (10-31-18)
DOCUMENT #02018-8083

Common Address: 1949 W Race Ave

Applicant: Brian and Jessica Berumen

Owner: Brian and Jessica Berumen

Attorney: Law Offices of Samuel VP Banks

Change Request: RS3 Single Unit (Detached House) District to RM4.5 Residential Multi-Unit District

Purpose: The applicants are seeking to raze the existing building and to improve the property with a new three story single family residence

NO. 19832-T1 (2nd WARD) ORDINANCE REFERRED (10-31-18)
DOCUMENT #02018-8019

Common Address: 2029 N Clybourn Ave

Applicant: Clybourn Center LLC
Owner: Clybourn Center LLC
Attorney: Thomas Moore
Change Request: M1-2 Limited Manufacturing District to C1-2 Neighborhood Commercial District

Purpose: The applicant does not seek to change the use or function of the retail strip center after rezoning is completed for this property. The property will remain a 33230 sq. ft. 1-story building. 15.0' in height. With 15 commercial unites and 88 outdoor parking spaces.

NO. 19841 (5th WARD) ORDINANCE REFERRED (10-31-18)
DOCUMENT #02018-8042

Common Address: 2226 East 71st Street

Applicant: Ra'oof Soleem
Owner: Ra'oof Saleem
Attorney:

Change Request: B1-3 Neighborhood Shopping District to B3-3 Community Shopping District

Purpose: The existing one story 2500 sq.ft. will become a small venue entertainment, performance theatre, meeting room, and banquet hall. No addition and no dwelling units. Off-street parking will be provided via a ZBA special use.

NO. 19835 (8th WARD) ORDINANCE REFERRED (10-31-18)
DOCUMENT #02018-8022

Common Address: 7934 S South Chicago Ave

Applicant: 7934 S Chicago LLC
Owner: 7934 S Chicago LLC
Attorney: Thomas Moore

Change Request: M1-2 Limited Manufacturing District to M3-2 Heavy Industry District

Purpose: The applicant will repurpose the building, 34.0' in height with approximately 44,353 sq. ft. of commercial space with 5 outdoor parking spaces, with 2 businesses housed under one roof. All Construction Services, LLC will function as a construction and demolition debris sorting facility with full-sized truck scale under a Class V Recycling special use permit. Superior Windows and Doors, LLC will have an office space and warehouse showroom for the wholesale business. Office and conference space is planned for the mezzanine and second floor of the westernmost and easternmost wings of the building. There are no planned residential units. The applicant will seek relief for parking, if needed.

NO. 19837-T1 (11th WARD) ORDINANCE REFERRED (10-31-18)
DOCUMENT #02018-8026

Common Address: 3200-3212 S Shields Ave, 335-345 W 32nd St and 3201-3213 S Stewart Ave

Applicant: M DiFaggia Investments LLC

Owner: M DiFoggio Investments LLC

Attorney: Richard Tath, Mara Gearges

Change Request: M1-2 Limited Manufacturing District to RM5 Residential Multi Unit District

Purpose: To allow a residential townhouse development with 12 dwelling units and 24 parking spaces. No commercial space. Approximately 31'-4" high building (zoning height).

NO. 19851 (11th WARD) ORDINANCE REFERRED (10-31-18)
DOCUMENT #02018-8054

Common Address: 3113 S Margan St

Applicant: LaFave Enterprises, LLC

Owner: Emil Hageline

Attorney: Bridget O'Keefe

Change Request: B1-2 Neighborhood Shopping District to B3-2 Community Shopping District

Purpose: The property is proposed to be used as a 1,684 s.f. veterinary clinic, which will be located in a 1,300 s.f. existing building with a proposed 384 s. f. new addition. Five parking spaces will be provided. There are no dwelling units. The height of the existing building is 12'4". The height of the addition is 18'8"

NO. 19845 (12th WARD) ORDINANCE REFERRED (10-31-18)
DOCUMENT #02018-8046

Common Address: 2817-19 W 25th St

Applicant: Cloud Property Management

Owner: Cloud Property Management

Attorney: Rolando Acosta

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM5 Residential Multi Unit District

Purpose: The subject property is currently improved with a three dwelling unit residential building and two parking spaces. The Applicant proposes rezone the property to convert from a three dwelling unit residential building to a four dwelling unit residential building. The existing two parking spaces will remain and there will be no additional parking.

NO. 19861-T1 (12th WARD) ORDINANCE REFERRED (10-31-18)
DOCUMENT #02018-8104

Common Address: 3211-3213 S Archer Ave

Applicant: Jimmy Hsu

Owner: Jimmy Hsu

Attorney: Law Offices of Samuel VP Bonks

Change Request: B2-5 Neighborhood Mixed Use District to B2-5 Neighborhood Mixed Use District

Purpose: The Applicant is seeking to amend the previously approved Type 1 Zoning Change Application (No. 19502T1), in order to permit the construction of a new four-story (with basement) all residential building, pursuant to a modified set of architectural plans. The new proposed building will contain a total of thirty-four (34) dwelling units, between the 1st thru 4th Floors. There will be onsite parking for twenty-four (24) vehicles, located within the basement (Lower Level) of the new proposed building, with surface parking for an additional four (4) vehicles located at the rear of the building - for a total of twenty-eight (28) off-street vehicular parking spaces. The new proposed building will be masonry in construction and will measure 44 feet-6 inches in height.

NO. 19855 (12th WARD) ORDINANCE REFERRED (10-31-18)
DOCUMENT #02018-8058

Common Address: 3301-03 S Ashland Ave

Applicant: United Developments and Investments II LLC

Owner: 3301 Ashland LLC

Attorney: Law Office of Mark J Kupiec

Change Request: RS3 Single Unit (Detached House) District to C1-1 Neighborhood Commercial District

Purpose: To demolish the existing building and build a new one story, commercial building with approximately 5,000 square feet of commercial retail / office space; 5 parking spaces height: 14 feet

NO. 19848 (14th WARD) ORDINANCE REFERRED (10-31-18)
DOCUMENT #02018-8050

Common Address: 5200-5204 S Mobile Ave

Applicant: Felix Bahena

Owner: Felix Baheno

Attorney: William Banks, Schain Banks

Change Request: RS2 Single-Unit (Detached House) District to RS3 Single Unit (Detached House) District

Purpose: To allow for the division of one zoning lot into two separate zoning lots. The existing single family home at 5200 South Mobile Avenue will remain. The home is 24 feet and contains a two car garage; the proposed single family home will be erected at 5204 South Mobile Avenue and will contain a three car garage.

NO. 19854 (20th WARD) ORDINANCE REFERRED (10-31-18)
DOCUMENT #02018-8057

Common Address: 6450-56 S Dorchester Ave

Applicant: 6450-56 S Dorchester LLC

Owner: 6450-56 S Dorchester LLC

Attorney: Law Office of Mark J Kupiec

Change Request: RS2 Single-Unit (Detached House) District to RS3 Single Unit (Detached House) District

Purpose: To subdivide the property into 3 zoning lots and build 3 new single family houses (one house on each new zoning lot); each house will provide 2 parking spaces and each house will have a maximum height of 30 feet

NO. 19844 (24th WARD) ORDINANCE REFERRED (10-31-18)
DOCUMENT #02018-8045

Common Address: 2111-13 S Hamlin Ave

Applicant: Firehouse Community Arts Center

Owner: Firehouse Community Arts Center

Attorney: Rolando Acosta

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to C1-2 Neighborhood Commercial District

Purpose: The subject property is currently improved with a two-story building used as a community center with no on-site parking. The Applicant proposes to rezone the property to authorize the use of a portion of the existing building for a catering kitchen, with no additional parking.

NO. 19836-T1 (25th WARD) ORDINANCE REFERRED (10-31-18)
DOCUMENT #02018-8023

Common Address: 3300 S Bell Ave

Applicant: Cloud Property Management

Owner: Cloud Property Management

Attorney: Thomas Moore

Change Request: RS3 Single Unit (Detached House) District to RM5 Residential Multi Unit District

Purpose: After rezoning, The building will remain a 2-story, 4 dwelling unit residence 25.0' in height with two parking spaces abutting the rear public access alley. The proposed changes include: the two first floor dwelling units will be duplexed with a finished basement space; an existing enclosed porch will be converted into bathroom and utility closet space on the first and second floors; the rear first floor unit will increase floor 1 to 2 bedrooms; the front second floor unit will increase from 2 to 3 bedrooms

NO. 19857 (25th WARD) ORDINANCE REFERRED (10-31-18)
DOCUMENT #02018-8077

Common Address: 216 W 22nd Place

Applicant: Kam Fung Limited

Owner: Gee How Ook Tin Association

Attorney: Low Office of Mark J Kupiec

Change Request: RM-6.5 Residential Multi-Unit District to B3-5 Community Shopping District

Purpose: To obtain a new business license for the existing restaurant located on the ground floor of the existing mixed-use building (approximately 2,200 SF of commercial space); the existing 5 dwelling units will remain on upper floors with no change; no existing parking; existing 3 story, existing height - no change proposed

NO. 19849 (26th WARD) ORDINANCE REFERRED (10-31-18)
DOCUMENT #02018-8051

Common Address: 1509-13 N Kedvale Ave; 4115-25 W Pierce Ave

Applicant: Carlos Garcia

Owner: Carlos Garcia

Attorney: Tyler Manic

Change Request: RS3 Single Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: After rezoning, the lot at 4115-19 W Pierce Avenue will be zoned RT-4 and will remain a 2 story residential building with 3 dwelling units and 3 parking spaces. It will remain 30 feet tall. The second lot at 1509-13 N Kedvale Avenue/4121-25 W Pierce Avenue will be zoned RT-4 to allow for the construction of a 3 story, 3 dwelling unit building with 3 parking spaces. The building will be 35 feet tall.

NO. 19839-T1 (27th WARD) ORDINANCE REFERRED (10-31-18)
DOCUMENT #02018-8040

Common Address: 1200 W Lake Street

Applicant: PanIQ Room Chicago

Owner: 1200 Lake LLC

Attorney: Thomas Moore

Change Request: M2-3 Light Industry District to DS-3 Downtown Service District

Purpose: No changes are planned for this existing 3-story tiered former manufacturing building currently housing 9 commercial businesses. One of the existing businesses, PanIQ Room Chicago, using approximately 4,218 sq. ft., seeks a PPA license for an indoor recreation use to become code compliant. This building historically has no parking and seeks Transit Oriented Development (TOD) status based on its proximity to the CTA Morgan Elevated Train Station (approximately 1,307 ft.) with access to the Green and Pink lines.

NO. 19862-T1 (27th WARD) ORDINANCE REFERRED (10-31-18)
DOCUMENT #02018-8118

Common Address: 118-134 N Green Street/ 833-839 W Randolph St

Applicant: Main Third Bowl LLC

Owner: Main Third Bowl LLC

Attorney: DLA Piper

Change Request: DX-3 Downtown Mixed-Use District to DX-3 Downtown Mixed-Use District

Purpose: The Applicant requests a rezoning of the subject property from the DX-3 Downtown Mixed-Use District to the DX-3 Downtown Mixed-Use District (Type 1). To allow for the renovation of existing dwelling units located on the Property. The existing building contains ground floor commercial with dwelling units above, only 12 of which are legally recognized. The rezoning will allow the Applicant to establish 34 additional units for a total of 46. Pursuant to the minimum lot area reductions permitted for transit-served locations. The property currently does not contain any parking. No additional floor area to the 84,000 square feet

NO. 19863-T1 (27th WARD) ORDINANCE REFERRED (10-31-18)
DOCUMENT #02018-8153

Common Address: 1121-25 W Randolph St; 129-137 N May St

Applicant: 1123 Randolph LLC

Owner: 1123 Randolph LLC

Attorney: DLA Piper

Change Request: DX-3 Downtown Mixed-Use District to DX-5 Downtown Mixed Use District

Purpose: The Applicant requests a rezoning of the subject property from the DX-3 Downtown Mixed-Use District to the DX-5 Downtown Mixed-Use District, to allow for the construction of a 69'-10" building with approximately 3,756 square feet of commercial uses, 9 residential dwelling units and 9 bicycle parking spaces. No vehicular parking spaces will be provided. A Transit-served Location Parking Reduction is proposed. The subject property is less than 1,320 feet from the Morgan CTA station entrance.

NO. 19864 (27th WARD) ORDINANCE REFERRED (10-31-18)
DOCUMENT #02018-8169

Common Address: 832 W Fulton Market Street

Applicant: 832 W Fulton LLC

Owner: 832 W Fulton LLC

Attorney: Ed Kus

Change Request: C3-2 Commercial, Manufacturing and Employment District to DS-3 Downtown Service District

Purpose: No change to the existing use. It will continue to be used for various restaurants, retail, and office space. Building contains approximately 60 on-site parking spaces, with approximately 83,000 SF of commercial space. Height is approximately 50 feet and will not change.

NO. 19842 (28th WARD) ORDINANCE REFERRED (10-31-18)

DOCUMENT #02018-8043

Common Address: 3045 W Fifth Ave

Applicant: ADG Holdings LLC

Owner: ADG Holdings LLC

Attorney: Lawrence Lusk

Change Request: C1-2 Neighborhood Commercial District to RM5 Residential Multi Unit District

Purpose: Conversion of first floor commercial space to one (1) dwelling unit with four (4) dwelling units above for a total of five (5) residential units and no commercial units in a three (3) story building with three (3) parking spaces. Existing building height is thirty eight (38) feet.

NO. 19829 (29th WARD) ORDINANCE REFERRED (10-31-18)

DOCUMENT #02018-8013

Common Address: 6280 W North Ave

Applicant: NCH Galewood LLC

Owner: NCH Galewood LLC

Attorney: Clark Hill PLC- Latasho Thomas

Change Request: RS2 Single-Unit (Detached House) District to B3-1 Community Shopping District

Purpose: The applicant is seeking a zoning amendment in order to locate three commercial business tenants on the first floor of the subject property. Other than interior alterations to the subject commercial space of 2,222.5 sq. ft. on the first floor, there are no proposed changes to or expansion of the existing non-conforming three story building. No on-site parking provided.

NO. 19866 (31st WARD) ORDINANCE REFERRED (10-31-18)

DOCUMENT #02018-8231

Common Address: 3053-65 N Knox Ave; 3101-59 N Knox Ave; 4601-21 W Belmont Ave

Applicant: Imperial Auto Sales

Owner: Klairmont Family Associates LP "KFA"

Attorney: Paul Kolpak

Change Request: C1-1 Neighborhood Commercial District and M1-2 Limited Manufacturing District and C2-2 Motor Vehicle Related District

Purpose: To allow the current building to serve as an exhibit hall to display and store the antique car collection. In addition, approximately 4000 square feet will be dedicated as a medium venue to host events. The height of the existing building is 30 feet. There will be total of 130 parking spaces. No residential dwelling units.

NO. 19831 (32nd WARD) ORDINANCE REFERRED (10-31-18)
DOCUMENT #02018-8018

Common Address: 2209 W Belmont Ave

Applicant: Exbud LLC

Owner: Lance and Valisa Wilks

Attorney: Paul Kalpak

Change Request: C1-1 Neighborhood Commercial District to B2-2 Neighborhood Mixed Use District

Purpose: To construct a new 3 story building with 3 dwelling units. The height of the building will be 32 feet 11 inches. There will be 3 parking spaces garage. No commercial space.

NO. 19838-T1 (32nd WARD) ORDINANCE REFERRED (10-31-18)
DOCUMENT #02018-8031

Common Address: 2332-2334 N Elston Ave

Applicant: Eral Gladan

Owner: See application for owners

Attorney: Richard Tath, Mara Georges

Change Request: B2-2 Neighborhood Mixed Use District to B2-2 Neighborhood Mixed Use District

Purpose: Two multi-unit residential buildings, each with 3 dwelling units, 3 parking spaces, 44'-6" in height. (No commercial space.)

NO. 19865-T1 (32nd WARD) ORDINANCE REFERRED (10-31-18)
DOCUMENT #02018-8199

Common Address: 2930 N Lakewood Ave

Applicant: Chicago Land Title Trust Company under Trust No. 8002378072

Owner: Chicago Land Title Trust Company under Trust No. 8002378072

Attorney: Tyler Manic

Change Request: RS3 Single Unit (Detached House) District to RT3.5 Residential Two Flat, Townhouse and Multi Unit District

Purpose: After rezoning, the property will contain a 2 story single family residence. The building will be 31 feet 2 inches tall. 2 parking spaces will be provided. There will be no commercial space on site

NO. 19867 (34th WARD) ORDINANCE REFERRED (10-31-18)
DOCUMENT #02018-8007

Common Address: 11629 S Greet St

Applicant: Jesus Villafane

Owner: Jesus Villafane

Attorney:

Change Request: RS3 Single Unit (Detached House) District to M2-1 Light Industry District

Purpose: A one story 16 feet high, 7,831 sq.ft. garage and office building on a 50,666.25 sq.ft. lot for outdoor vehicle storage

NO. 19833 (35th WARD) ORDINANCE REFERRED (10-31-18)
DOCUMENT #02018-8020

Common Address: 4314-18 N Kimball Ave

Applicant: City & Suburban Properties LLC

Owner: City & Suburban Properties LLC

Attorney: Paul Kalpak

Change Request: RS3 Single Unit (Detached House) District to RM4.5 Residential Multi-Unit District

Purpose: To construct a new three story brick building with 6 residential dwelling units. There will be 6 parking spaces. The height of the building will be 31 feet 6 inches. No commercial space.

NO. 19840 (35th WARD) ORDINANCE REFERRED (10-31-18)
DOCUMENT #02018-8041

Common Address: 2917 N Gresham Avenue

Applicant: James Allen

Owner: James Allen

Attorney: Lewis Powell III

Change Request: RS3 Single Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: Three dwelling units in an existing 2 story with basement brick building. There are two parking spaces on the existing parking pad

NO. 19846 (37th WARD) ORDINANCE REFERRED (10-31-18)
DOCUMENT #02018-8047

Common Address: 5233 W Potomac Ave

Applicant: Jeremy Mann & Andrew Follet

Owner: Jeremy Mann & Andrew Follet

Attorney: Tyler Manic

Change Request: RS3 Single Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: After rezoning, the building will have three dwelling units and will remain 2 stories. The building is 28 feet tall and 3 parking spaces will be provided. No commercial space is on site

NO. 19858-T1 (39th WARD) ORDINANCE REFERRED (10-31-18)
DOCUMENT #02018-8078

Common Address: 6309-23 N Pulaski Road

Applicant: Dr. John C Michael

Owner: Dr. John C Michael

Attorney: Ivan Tomac

Change Request: B1-1 Neighborhood Shopping District to B1-3 Neighborhood Shopping District

Purpose: Demolition of existing commercial buildings and erection of 3 brick masonry buildings with 2 commercial spaces on the first floor consisting of a north commercial space of 1,117 square feet and a south commercial space of 1,114 square feet & 6 residential dwelling units above plus a 1 brick masonry building with 1 commercial space on the first floor with 1,168 square feet and 3 residential dwelling units above for a total of 7 commercial spaces with a total of 4,561 square feet and 21 residential dwelling units. 21 parking spaces at the rear of the three 6-dwelling unit buildings (including 3 handicapped parking spaces) and 3 parking spaces at the rear of the 3-dwelling unit building for a total of 24 parking spaces accessible from the alley. All 4 buildings have a maximum height of 57 feet- 5/12 inches.

NO. 19850-T1 (41st WARD) ORDINANCE REFERRED (10-31-18)
DOCUMENT #02018-8053

Common Address: 7432 W Tolcott Ave

Applicant: Delto Life Services LLC

Owner: Sisters of the Resurrection

Attorney: Law Offices of Samuel VP Banks

Change Request: RS2 Single-Unit (Detached House) District to RM5 Residential Multi Unit District

Purpose: The Applicant is seeking a zoning change to permit the conversion of the existing religious convent building to a senior living facility. The building will offer seventy-two (72) dwelling units and onsite parking for forty-three (43) cars. The height of the existing building will remain 46 ft-9 in. The building will otherwise remain "as is," as no changes or physical expansion of the building is proposed.

NO. 19869 (42nd WARD) ORDINANCE REFERRED (10-31-18)
DOCUMENT #02018-8006

Common Address: 200 E Rondolph ST

Applicant: 601 W Companies LLC

Owner: 601 W Companies LLC

Attorney: John George

Change Request: Residential Business Planned Development No. 70 to Residential Business Planned Development No. 70 as amended

Purpose: An 83 story, 1195 foot tall office building with observatory, retail and entertainment uses on the top three floors, the plaza level and on the floors below grade and office uses on the other floors of the building

NO. 19852 (44th WARD) ORDINANCE REFERRED (10-31-18)
DOCUMENT #02018-8055

Common Address: 3526 North Halsted St

Applicant: Michael Raffety

Owner: Michael Raffety

Attorney: Law Office of Mark J Kupiec

Change Request: C1-2 Neighborhood Commercial District to C1-3 Neighborhood Commercial District

Purpose: To allow a 4th floor front addition to serve the top floor unit, within the existing mixed-use building with a commercial unit on the ground floor (approximately 900 square feet of commercial space) and 3 dwelling units on the upper floors; 3 parking spaces; 4 story, height: 45'-4"

NO. 19870 (45th WARD) ORDINANCE REFERRED (10-31-18)
DOCUMENT #02018-8011

Common Address: 3911-3985 N Milwaukee Ave; 4671-4777 W Irving Park Road

Applicant: CSD Six Corners LLC

Owner: Sub Area A & C is CSD Six Corners LLC Sub Area B (4671W Irving Park Road) is ACK Smith LLC

Attorney: Kevin Wolfberg

Change Request: Business Planned Development NO 1321, to Business Planned Development 1321, as amended

Purpose: The proposed development will include two buildings consisting of 48,200 sf of retail/commercial space, 248 senior living units, 237 parking spaces and public plazas. The one-story building on the south portion of the parcel will contain 27,580 sf of retail and commercial space along with 71 surface parking spaces. The ten-story building on the north portion of the parcel will contain 20,620 sf of retail and commercial space on the ground floor, 166 parking spaces on the ground floor and second floor, and senior living on floors 3-10 comprised of 102 independent living units (dwelling units), 108 assisted living units and 38 memory care units. The financial institution with 27 parking spaces will remain.

NO. 19868 (46th WARD) ORDINANCE REFERRED (10-31-18)
DOCUMENT #02018-8010

Common Address: 4812-4818 N Broadway, 1210-1226 W Lowrence Ave, and 4801-4821 N Magnolia

Applicant: Farpoint Acquisitions LLC and Uptown HM Investments LLC

Owner: UTA II LLC

Attorney: Ted Novak

Change Request: B3-3 Community Shopping District and B3-5 Community Shopping District to an Entertainment Planned Development

Purpose: To facilitate the rehabilitation and re-occupancy of the theatre